

165.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

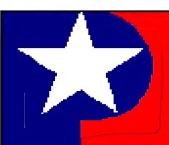
Total Card / Total Parcel

USE VALUE:

1,012,900 / 1,012,900

ASSESSED:

1,012,900 / 1,012,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
9-11		ASHLAND ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	D EON KRISTIN E/TRUSTEE	
Owner 2:	BURGE FAMILY TRUST	
Owner 3:		

Street 1:	13 SHELLEY LANE
Street 2:	

Twn/City:	WESTFORD
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	01886	Type:
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PREVIOUS OWNER	
Owner 1:	BURGE ROBERT W -
Owner 2:	-

Street 1:	33 WYMAN ROAD
Twn/City:	LEXINGTON
St/Prov:	MA
Cntry:	

Postal:	02420
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NARRATIVE DESCRIPTION	
This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2344 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

BUILDING PERMITS	
Date	Number
11/16/2015	1773
	8,000

ACTIVITY INFORMATION	
Date	Result
11/23/2015	Permit Insp
12/22/2008	Measured
12/28/1999	Mailer Sent
12/8/1999	Measured
1/1/1982	GP

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

104	Two Family	7500	Sq. Ft.	Site	0	70.	0.86	8	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
																		451,500						451,500	

Total AC/Ha: 0.17218

Total SF/SM: 7500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 451,500

Spl Credit

Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average												
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:														
Foundation:	3 - BrickorStone		A 3QBth:	Rating:														
Frame:	1 - Wood		1/2 Bath:	Rating:														
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:			OthrFix:	Rating:														
Roof Struct:	2 - Hip		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:		Good											
Color:	BROWN		A Kits:	Rating:														
View / Desir:			Fpl:	2	Rating:			Average										
GENERAL INFORMATION						WSFlue:	Rating:											
Grade:	C+ - Average (+)		CONDOS INFORMATION															
Year Blt:	1922	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:	G12	Fact:	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN			
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit		RMS	BRS	FL						
Prim Int Wal	2	- Plaster	Functional:				Interior:			2	6	2						
Sec Int Wall:			Economic:				Additions:											
Partition:	T - Typical		Special:				Kitchen:											
Prim Floors:	3	- Hardwood	Override:				Baths:											
Sec Floors:	4	- Carpet	Total:	26.4	%	Plumbing:												
Bsmnt Flr:	12	- Concrete	CALC SUMMARY						Electric:									
Subfloor:			Basic \$ / SQ:	180.00			Adj \$ / SQ:	1.09795213		Heating:								
Bsmnt Gar:			Size Adj.:	0.99485052			Other Features:	122500		General:								
Electric:	3	- Typical	Const Adj.:	0.99485052			Grade Factor:	1.10										
Insulation:	2	- Typical	Adj \$ / SQ:	196.614			NBHD Inf:	1.00000000										
Int vs Ext:	S		Other Features:	122500			NBHD Mod:											
Heat Fuel:	1	- Oil	Grade Factor:	1.10				LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val						
Heat Type:	5	- Steam	NBHD Inf:	1.00000000			Adj Total:	756903	Juris. Factor:	1.00	Before Depr:	216.28						
# Heat Sys:	2		NBHD Mod:				Depreciation:	199822	Special Features:	0	Val/Su Net:	133.09						
% Heated:	100	% AC:	LUC Factor:	1.00				Deprecated Total:	557080	Final Total:	557100	Val/Su SzAd	237.67					
Solar HW:	NO	Central Vac:	Adj Total:	756903														
% Com Wal			Depreciation:	199822														
			Deprecated Total:	557080														
MOBILE HOME						Make:			Model:			Serial #:			Year:	Color:		
SPEC FEATURES/YARD ITEMS						PARCEL ID 165.0-0001-0005.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X20	A	FR	1922		21.25	T	50	104			4,300		4,300
More: N	Total Yard Items:	4,300		Total Special Features:					Total:			4,300						
SKETCH <p>Sum Area By Label :</p> <ul style="list-style-type: none"> OFAT = 1144 ESFL = 1158 (3F) = 1186 BMT = 1158 OFF = 112 EFP = 286 <p>20 28 UAT SFL FFL BMT (1144) FFL (28) 7 OFP 44 (16) 3 11 6 16 EFP EFP (128)</p>																		